

Craven Local Plan

Hearing Statement

Matter 21: Green Infrastructure, Local Green Space and Green Wedges

Submitted on behalf of Giggleswick School

September 2018



GIGGLESWICK
SCHOOL

Turley

Contents

1.	Matter 21: Green Infrastructure, Local Green Space and Green Wedges	1
----	---	---

Contact

[REDACTED]
[REDACTED]

Client

Giggleswick School

Our reference

GIGM3002

25 Sep 2018

1. Matter 21: Green Infrastructure, Local Green Space and Green Wedges

Issue 2 – Local Green Space – Policy ENV10

SG-LGS22 – The Glebe Field

Q2. Are the Local Green Spaces consistent with paragraphs 76-77 of the Framework which state that such designations should only be used:

- **Where the green space is in reasonably close proximity to the community it serves;**
- **Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and**
- **Where the green area concerned is local in character and is not an extensive tract of land.**

1.1 Giggleswick School considers that its land at the Glebe Field in Giggleswick, to the south of Church Street and to the east of the Tems Beck, does not meet the tests of Local Green Space as set out at paragraphs 76-77 of the Framework. The designation of the land as Local Green Space is therefore considered to be unjustified and unsound. A detailed discussion in respect of this issue is provided in response to question 6 below.

Q6. What is the justification for designation SG-LGS22? How has the Site area been defined and assessed in the Local Green Space Assessment?

1.2 Giggleswick School's representations to the Local Plan¹ have made clear that the school is not promoting the allocation of the Glebe Field for development, although it has done so in the past. Nevertheless, the school objects to the designation of the land as Local Green Space. The school acknowledges that the Glebe Field is:

- Located in the centre of Giggleswick, such that it is situated in relatively close proximity to the local community; and
- 0.35ha in size and is therefore not an extensive tract of land.

1.3 However, the school considers that the Glebe Field is not demonstrably special and does not hold any particular local significance when considered against the tests set out at the second bullet point of paragraph 77 of the Framework. The table below

¹ *Publication Draft Local Plan: Representations by Giggleswick School (January 2018)*

identifies CDC’s assessment of the site against these tests as set out in the Local Green Space Assessment² and the school’s assessment against those tests.

LGS attribute	CDC assessment	School assessment
Historic significance	As evident from its name ‘Glebe’, the site has historic significance through its past linkages with the church, churchyard and Herse House, all linked at the centre of the village from centuries ago. Has been allotments for the local people.	The Site does not contain any designated or undesignated heritage assets or any other landmarks which are of historical value. The school acknowledges that the land is situated within – and contributes to – the Giggleswick Conservation Area. However, mindful of its limited visibility and the lack of contribution it makes to the townscape and character of the village, it is not an important feature within the Conservation Area. The Giggleswick Conservation Area Appraisal (2008) makes only limited reference to the Site and provides no assessment or judgement of its contribution to the Conservation Area.
Richness of wildlife	An important site for local bird life, nesting, small mammals, insect life. The Glebe Field is important as part of the corridor of fields for movement of small animals, i.e. the start of the wildlife corridor that runs south through the built up areas of the village. The area has huge potential for development as a wildlife area.	A Phase 1 Habitat Survey of the site was undertaken in May 2015 by a suitably qualified and experienced ecologist. It identified that the site contains amenity grassland, bare ground, hard standing and scattered broad-leaved trees. The Survey concluded that these habitats are only of “low ecological value”. It is therefore clear that the site is not demonstrably special in terms of its richness of wildlife. The school has no intention of managing the land as a wildlife area. It is private land and will be managed as such.
Recreational value	The site is used by the local community daily for dog walking, ball games, access to children's play park, links from Church Street through to the western side of the village. Site	A Public Right of Way (PRoW) runs along the western boundary of the site in a north-south direction. However, access to the land is not made available by the school for recreational purposes other than for

² *Local Green Space Assessment*, Craven District Council (Originally published January 2012, amended for publication December 2017)

	<p>is situated close to Tems Beck, the defining feature of the ancient village of Giggleswick with its access by footpath along its length through the village (disabled access possible). It is safe for small children, a huge consideration as the road near the primary school is extremely busy. The site has been used by pupils of Giggleswick school over many years. On big village celebrations it is used for sports.</p>	<p>enabling access to the PRoW. As such, it is considered that the Site does not hold any significance for recreation. Any access beyond the PRoW represents trespass unless specifically authorised.</p>
Beauty	<p>A calm attractive, untouched oasis of natural beauty partly surrounded by mature trees. Nearest green area which is easy to see from the road through the village and from the entrance to the local primary school. Has fine views south and east to the fells, and can be viewed from higher ground and hills surrounding the village. It is a vital open space in an increasingly congested village.</p>	<p>The site is located to rear of a several buildings which front onto Church Street. The site therefore has limited visibility from the village core and makes only a marginal contribution to the townscape and character of the village.</p> <p>The Site itself is comprised of vacant greenfield land which is largely flat and low lying. It does not have any distinguishing site-specific attributes which afford it a level of beauty which is greater than other pieces of green space within the local area.</p> <p>It is acknowledged that a number of mature trees are situated at the boundaries of the Site. An Arboricultural Report was undertaken in May 2015 by a suitably qualified arboricultural expert. This identified that none of the trees are Category A specimens and are not therefore of the highest value.</p>
Tranquillity	<p>Glebe field is a usable green space at the heart of the village conservation area, but separated from the road, which is only busy as both schools start and finish. Only 1 house has a garage therefore cars park on the road. Two schools and one pre-school use this</p>	<p>The site is not made available by the school for recreational purposes other than for enabling access to the PRoW. It is therefore considered by the school that the Site does not offer a place for reflection or peaceful enjoyment. Moreover, as highlighted above, there are extensive areas of green space in and around</p>

area. The field is a quiet, peaceful area. The quality of life in the village would be seriously jeopardised if the field is built on.

Giggleswick which do function as places of reflection and peaceful enjoyment. As such, there is nothing demonstrably special about the Glebe Field relative to other similar spaces in the local area, and certainly nothing which justifies the application of a restrictive policy designation.

- 1.4 CDC's Local Green Space Assessment concludes that the Glebe Field meets the criteria relating to historic significance, recreation and richness of wildlife, and also notes that the site is valued by the local community in terms of its beauty and tranquillity. The school disagrees with this assessment. Whilst it is acknowledged by the school that the site holds some limited historic significance, it is considered that the value of the site in this respect is limited and that there is nothing demonstrably special about the Glebe Field relative to other similar numerous green spaces in the local area. The school therefore considers that the designation of the Glebe Field as LGS is unjustified and unsound.

Turley Office
1 New York Street
Manchester
M1 4HD

T [REDACTED]

Turley